

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, June 6, 2023, at 7:00 P.M. in the Palmer Township Municipal Meeting Room. In attendance Victor Scmillio, Zoning Board Solicitor, Kris Grube, Board Chairman, Andrew Rossi, Vice Chairman, Marc Crisafulli Board Member, Margie DeRenzis, Board Member, Robert Fehnel, Board Member, James Raudenbush Zoning Administrator and Ted Rewak Court Reporter.

Marc Crisafulli made a motion to approve the May 2, 2023 minutes. The motion was seconded by Robert Fehnel with the motion passing by a vote of 5-0.

23-4 7:00 p.m. 2723 Guyton St., Ms. Diane Cremer is seeking variances from the following sections for a lot line adjustment to create a second lot on an existing parcel. The property is in a Medium Density Residential Zoning District.

-190-13 to allow an accessory structure on a lot without a principal structure.

-190-42.B. to have a lot width at the building setback line that's less than 75 feet. Lot 1 proposes a 56.70 feet lot width and lot 2 proposes a 40.12 feet lot width. Both are existing non-conformities.

-1909-42.E.(4).to have a front yard setback that's less than 30 feet. Lot 1 proposes a 24 feet front yard, which is an existing non-conformity.

-190-42.F. to have cumulative side yard setback that's less than 25 feet with the smaller side not being less than 10 feet. Lot 1 provides 2 feet on one side with a combined total of 22 feet, which is an existing non-conformity.

-190-42.F.(2). and 190-42.G.(2). to have an accessory structure that's less than 5 feet from the side and rear property lines. Lot 2 proposes to have an accessory structure on the side and rear property lines, which is an existing non-conformity.

Witnesses: Diane Cremer, applicant, Applicant Attorney Steve Goudsouzian, Applicant Engineer Andrew Bohl Hanover Engineering, William Oetinger Township Solicitor

Action: Robert Fehnel made a motion to approve the requested variances with the following conditions.

-Language shall be placed on the recorded plan and deed that is in substantial conformity with exhibit A-3. The language is in regards to an accessory structure on a lot with no principal structure.

-No structures shall be placed on the pole part of the lot being created. (Lot 2 as shown on exhibit A-2)

The motion was seconded by Marc Crisafulli with the motion passing by a vote of 5-0.

Having no further business to discuss, the meeting was adjourned at 8:00 p.m

James F. Raudenbush
Zoning Officer